



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Planning Board Approved Minutes Wednesday, July 16, 2014 at 6:30pm at Searles School and Chapel

Board Members:

Kristi St. Laurent, Chairman – Present
Alan Carpenter, Vice Chair – Present
Paul Gosselin, Member – Present
Pam Skinner, Member – Present
Margaret Crisler, Member – Excused
Vanessa Nysten, Member – Present

Bruce Breton, Selectman – Excused
Joel Desilets, Selectman Alternate – Present
Steve Bookless, Alternate – Excused
Jim Fricchione, Alternate – Present
David Oliver, Alternate – Present
Kathleen DiFruscia, Alternate – Present

Staff: Steve Keach

Chair St. Laurent called the meeting to order at 6:30 pm, followed by the Pledge of Allegiance, member attendance and a brief synopsis of the agenda.

Mr. Keach stated the application was complete.

Mr. Gosselin motioned to open the discussion, seconded by Mr. Oliver.

Case No. 2014-24 was read into the record by Mr. Gosselin.

Discussion on Minor Site Plan, Major Watershed/WWPD Special Permit for a series of site improvements to the grounds of the historic Searles School and Chapel:

1. Mr. Keach addressed the Board. He stated that the portion of the parking lot that WWPD impacts is limited, only 4 ft. along the easterly edge of the existing gravel parking lot. He referenced the staff report comments provided to the Board and mentioned the letter from Wayne Morris stating the Conservation Commission has no concerns with this proposal.
2. Mr. Dubay addressed the Board. He commented on the plan's spirit and intent of protecting the lake and asked if there were any questions.
 - Ms. Nysten asked for clarification on the WWPD line of impact.
 - Mr. Desilets thanked Mr. Dubay for volunteering his time.
 - Further discussion ensued regarding drainage and Mr. Dubay provided information that gravel and pavement are both impervious and equivocated. Also, extra landscaping has a sponge affect and silt fencing will mitigate, encase and encapsulate the work. He thanked all of the other volunteers who contributed to the improvement project.

3. Ginny Campiola addressed the Board. Ms. Campiola is on the Canobie Lake Protective Association Board of Directors. She expressed her thanks to those who volunteered, the Planning Board and Karl Dubay especially. She expressed her opinion that this project sets the example for watershed development and stated her support of the application.
4. Bill Schroeder addressed the Board. Mr. Schroeder is the President of the Canobie Lake Protective Association Board of Directors. He displayed a DES magazine article to the Board on best practices for increasing groundwater restoration. He stated he was pleased the requirements of the ordinance are being met. He asked if low spots or parking lots are the back upper left corners. Mr. Dubay answered in the affirmative. He implored if anything more could be done such as a catch basin in those locations or a rain garden in the areas the water is likely to go. He mentioned if there is extra expense, the Canobie Lake Assn. is willing to contribute financially.
 - Mr. Keach stated he believed the existing grading should work well and if not, he could work with the Road agent towards a solution.
 - Ms. DiFruscia asked where the snow would be removed to.
 - Mr. Keach answered that the snow will not be deposited on the downward areas and the strategy that has been employed thus far should continue to work well.
 - Ms. Nysten asked if the runoff will affect the soccer fields.
 - Mr. Keach answered in the negative.

Ms. DiFruscia motioned to accept the Minor Site Plan as presented, seconded by Ms. Nysten.

Old/New Business (Not to include discussion of pending applications or decisions on matters requiring public notice)

Ms. St. Laurent adjourned the July 16, 2014 Planning Board Meeting.

Motion passed: 7-0.

These minutes are in draft form and respectfully submitted by Joel Desilets, Selectman.

UPCOMING MEETINGS:

July 30th – Master Plan Workshop